

IN RE: PETITION FOR SPECIAL HEARING  
NE/S Yorkway 482' NW c/1  
Leeway  
(2515 Yorkway)  
12th Election District  
7th Councilmanic District  
Contract Purchaser: Landex Corp.  
Legal Owner: Ronald Gajewski  
et ux

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 89-250 SPH

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special hearing to approve the nonconforming use of the subject property as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibits 1 & 7.

The Petitioner, by the Contract Purchaser, Landex, Inc., represented by David G. Johnston, appeared, testified and was represented by John B. Gontrum, Esquire. Also appearing and testifying on behalf of the Petition were Griffith Davis, a land owner, and Douglas Kennedy, a registered professional engineer, with KCM Consultants, Inc., who prepared Petitioner's Exhibit 1. Petitioner's Exhibit 1 contains additional notations placed thereon by the attorney for the Petitioner which Mr. Kennedy agrees are correct. The current property owner, Mr. Ronald Gajewski, appeared and testified. There were no Protestants.

Testimony indicated that the subject property, known as 2515 Yorkway, was improved by a four unit apartment building in 1943 or 1944. Testimony indicated that there are two units on the first floor of the building and two units on the second floor. The remaining portion of the basement is improved with storage and utility space. Tax records submitted into evidence show that the subject building has been assessed and

transferred over the years as at least a four unit apartment building continuously and without interruption since approximately 1944. Testimony and evidence presented substantiates that the building was originally constructed as a four unit apartment building and has been used consistently as a four unit apartment building since its original development. The evidence tends to indicate the subject property was zoned "D" residential during the 1945 Baltimore County Comprehensive Zoning. The evidence further establishes that the exterior parameters of the building have not changed or been altered since the original construction.

This building is one of a group that was found to be nonconforming in a matter before the County Board of Appeals of Baltimore County in case #77-142-V and C-77-259. In that case the Board of Appeals found that 2511 Yorkway, which is next door to be the subject property in the same group of buildings, was a nonconforming six (6) unit apartment house. The evidence tends to establish that all of this group of apartment buildings were built at the same time. The group of apartment buildings appear to be one uniform structure. I, therefore, find the evidence that applies to the previous Board of Appeals matter will apply to all of the buildings in this group.

Numerous other cases have been considered over the years for nonconforming use in the immediate vicinity. Affidavits from those cases also were introduced by Petitioner and indicate that the Yorkway units were all built at about the same time in the mid-1940s as four unit apartment buildings. Over the years some buildings have added additional units in the basement area. In almost every case, without exception, nonconforming uses have been granted for at least four units. Case No. 89-103-SPH was decided in September, 1988 for 2532 Yorkway for a similar building in

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the next block. Additionally, Case Nos. 88-14-SPH and 86-290-SPH found that nonconforming uses existed for at least four apartments since prior to 1945. In the instant case, the Petitioner requests a nonconforming use for the original four apartment units only.

The first issue to be determined in a nonconforming use case is whether or not the property in question was legally and permissibly developed prior to the statutory change which created the alleged nonconforming status. The four unit apartment building in the instant case was constructed prior to the adoption of the 1945 zoning regulations. This property is often referred to by the Petitioner and in this Opinion as an apartment building. This building is an apartment house as that term was defined in the original 1945 Baltimore County Zoning Regulations (B.C.Z.R.). That term was then defined as:

"A detached building used and/or arranged for occupancy as dwellings for three or more families as separate housekeeping units. All such housekeeping units shall have unit in use and be supplied, in common, with heat, sewerage and/or other public convenience or utilities."

There is evidence of heat and public utilities in common and an acceptable number of units. Therefore, the building does comply with the "D" residential zoning placed on the land on January 2, 1945 for an apartment house because "D" residential permitted all uses in "C" residential. "C" residential permitted apartment houses. The Petitioner has established that the building existed prior to January 2, 1945 or the beginning of zoning regulations. The building was also in compliance with the zoning from January 2, 1945 thru 1955 when the zoning was changed.

The second principal to be applied, as specified in Section 104.1, is whether or not there has been a change in the use of the property. A determination must be made as to whether or not any change that has

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occurred is a different use and therefore breaks the continued nature of the nonconforming use. If the change in use is found to be different than the original use, the current use of the property shall not be considered nonconforming. See *McKenny v. Baltimore County, Md.*, 39 Md. App. 257, 385 A.2d 96 (1978).

Clearly, the use of the subject property has not changed since 1944. The property has always been a four unit apartment building and there have been no changes or interruptions in that use. The subject property was also in compliance with the original "D" residential zoning for an apartment house for four (4) apartment units.

The Petitioner does not claim an expansion of this use beyond the original four apartments. The evidence establishes the apartments in the subject building have been occupied continuously and without interruption since approximately 1944 and, therefore, are nonconforming.

Pursuant to the advertising, posting of the property and public hearing held and for reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner of Baltimore County, Maryland, this 29th day of December 1988 that the Petition for Special Hearing to approve the nonconforming use of the subject property known as 2515 Yorkway as a four unit apartment building in a D.R. 10.5 zone as more particularly described in Petitioner's Exhibit 1, be and the same is hereby GRANTED.

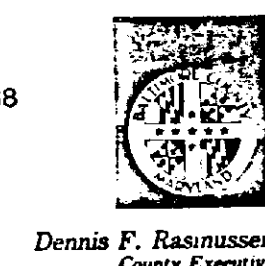
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of  
Baltimore County

JRH:mmm  
cc: Peoples Counsel  
John B. Gontrum, Esquire, 809 Eastern Boulevard, Essex, Md. 21221

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen  
County Executive

John B. Gontrum, Esquire  
809 Eastern Boulevard  
Essex, Maryland 21221

RE: Petition for Special Hearing  
Case #89-250-SPH  
Contract Purchaser: Landex Corporation  
Legal Owner: Ronald Gajewski, et ux

Dear Mr. Gontrum:

Enclosed please find the decision rendered on the above captioned case. The Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

JRH:mmm  
att.  
cc: Peoples Counsel

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

December 29, 1988



Dennis F. Rasmussen  
County Executive

Community Development Administration  
45 Calvert Street  
Annapolis, Maryland 21401

Benton Mortgage Company  
5731 Lyons View Drive  
Nashville, Tennessee 37919

RE: Yorkway Apartments

Gentlemen:

I have this day taken testimony and evidence with respect to the following Yorkway Apartment Buildings:

2513 Yorkway  
2515 Yorkway  
2517 Yorkway  
2519 Yorkway  
2521 Yorkway  
2506 Yorkway  
2611 Yorkway  
2613 Yorkway  
2625 Yorkway  
2605 Yorkway  
2607 Yorkway  
2627 Yorkway  
2629 Yorkway  
2504 Yorkway  
2510 Yorkway  
2511 Yorkway

Based on the testimony and evidence presented, I am issuing findings of fact and conclusion of law indicating that these buildings all have legal nonconforming uses as four unit apartment buildings.

December 29, 1988  
page 2.....

The following properties 2609 Yorkway, 2619 Yorkway, 2527 Yorkway and 2529 Yorkway have all previously been found to have legal nonconforming uses. To my knowledge, there are no zoning violations outstanding on any of these buildings, and they may continue as four unit apartment buildings in conformance with the laws and regulations of Baltimore County.

JRH:mmm

Very truly yours,  
*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner

#### PETITION FOR SPECIAL HEARING TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve as a legal non-conforming use the following buildings (each with four apartments) located on Yorkway, Baltimore County, Maryland (#2513, #2515, #2517, #2519, #2521).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I, We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Walter S. Siegel, President (Type or Print Name) Signature Landex Corporation 250 Centerville Road, Bldg. 6 Address Warwick, R.I. 02886 City and State	Legal Owner(s): Ronald Gajewski, et. ux. (Type or Print Name) Signature X Ronald Gajewski (Type or Print Name)
Attorney for Petitioner: John Gontrum (Type or Print Name) Signature 809 Eastern Blvd. Essex, Md. 21221 City and State	7713 Charlesmont Road Address Baltimore, Maryland 21222 City and State Name, address and phone number of legal owner, contract purchaser or representative to be contacted Name Address Phone No.
Attorney's Telephone No. 391-686-8274	

ORDERED By The Zoning Commissioner of Baltimore County, this ..... day of ..... 19..... that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the ..... day of ..... 19..... at ..... o'clock .....M.

*J. Robert Haines*  
J. ROBERT HAINES  
Zoning Commissioner of Baltimore County

ESTIMATED LENGTH OF HEARING 1 Day (over)  
AVAILABLE FOR HEARING  
MON./TUES./WED. - NEXT TWO MONTHS  
ALL OTHERS





\* \$ 90.63 each property

PETITIONER'S  
 EXHIBIT 2

B. K. D. d.

**PETITIONER'S  
EXHIBIT 3A**



Nancy Capecchi  
NANCY CAPECCI

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

21/90

I solemnly declare and affirm that the above statements are true to the best of my knowledge, information and belief.

are true to the best of my knowledge, information and belief.

Connie L. Ports  
CONNIE PORTS

I hereby certify that on this 20th day of December, 1988, before me, \_\_\_\_\_, Notary Public for said State and County, personally appeared CONNIE PORTS, Affiant, and solemnly affirmed under the penalties of perjury, and under oath in due form of law that the contents of the foregoing paper are true to the best of her knowledge, information and belief.

My commission expires: 7/1/90

LAW FIRM  
ROMADKA,  
GONTRUM  
& HENNEGAN  
ESSEX, MARYLAND

**PETITIONER'S  
EXHIBIT 3B**

My name is James Thompson and I am the Zoning Enforcement Supervisor for the Department of Planning and Zoning in Baltimore County, Maryland. I have been employed in the Zoning Office as a Zoning Enforcement Officer and as a Zoning Inspector for 11 1/2 years. For the past 6 years, I have acted as the Chief of the Zoning Enforcement Section. Over these years, I have become acquainted with the apartment buildings on Yorkway in the Dundalk area of Baltimore County. Numerous violations have been filed against various units on the Yorkway complex for exceeding the permitted number of units within the given zone. A review of the zoning records on the numerous violations which we have researched over the past decade indicates that the apartment units on the 2500 and 2600 block of Yorkway were all built about the same time in 1943 and 1944. The units were all built as four (4) unit apartments. When zoning became effective in January in 1945, these apartment buildings were classified as a Class D residential zone. This zone allowed three (3) units or more per dwelling. However, the original regulations provided for non-conforming uses as follows:

"A lawful non-conforming use existing on the effective date of the adoption of these regulations may continue, provided, however, upon any change from such non-conforming use to a conforming use, or any attempt to change from such

**PETITIONERS**  
**EXHIBIT 4**

After due consideration of the testimony and evidence presented herein, in the opinion of the Deputy Zoning Commissioner of Baltimore County, it appears that 2609 Yorkway enjoys a non-conforming status as a four apartment building, but the date of the addition of two basement apartments and whether or not they have been used continuously as such, has not been proven.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County this 16<sup>th</sup> day of October, 1986, that the herein request for the non-conforming use of 2609 Yorkway as a four apartment building since 1945 is hereby GRANTED, from and after the date of this Order. It is FURTHER ORDERED, that the request to extend the non-conforming use to the two basement apartments in existence since 1951, for a total of six living units, is hereby DENIED.

*John M. H. King*  
Deputy Zoning Commissioner  
of Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/16/86  
By Bette O. Hollibaugh

TRUE COPY TEST!  
J. Robert Gaines  
ZONING COMMISSIONER OF BALTO. CO.

[illegible]

PETITIONER'S  
EXHIBIT 5

I solemnly declare and affirm that the above statements are true to the best of my knowledge, information and belief.

I hereby certify that on this 28 day of Dec., 1988, before me, James Thompson Notary Public for said State and County, personally appeared JAMES THOMPSON, Affiant, and solemnly affirmed under the penalties of perjury and under oath in due form of law that the contents of the foregoing paper are true to the best of his knowledge, information and belief.

My commission expires: 7-1-90

IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
N/S Yorkway, 225' E of Leeway \*  
(2609 Yorkway) \* DEPUTY ZONING COMMISSIONER  
12th Election District \* OF BALTIMORE COUNTY  
Kenneth W. Martin, et ux, \*  
Petitioners \* Case No. 86-290-SPH

The Petitioners herein request a Special Hearing to determine whether or not approval should be granted for the non-conforming use of 2609 Yorkway as a four apartment building since 1945, and furthermore, the non-conforming use of two additional apartments in existence since 1951.

Pursuant to the advertisement and posting of the above referenced property, a public hearing on the Petition was held on January 28, 1986, at which time one of the Petitioners testified that six apartments had been rented continuously since his purchase of the property in 1980. A witness testified that both basement apartments were occupied from spring to fall of 1987.

Two Protestants testified that the building was constructed for four apartments. One of the Protestants testified that the building was constructed in 1945 that in 1963 he was aware of one basement apartment; and that currently he can see a cat living in another basement apartment. The other Protestant testified that through the years, he gradually became aware that there were basement apartments in the neighborhood.

At the request of the Petitioner, the case was continued. The file indicates that the Petitioner would contact the Deputy Zoning Commissioner within 60 days to arrange a date to continue the case. The file includes copies of both a July and a September letter from the Deputy Zoning Commissioner asking that the Petitioner request either a continuation or a dismissal of the case. At this time, no such request has been received.

DEFENDANT'S  
EXHIBIT 8

ORDER RECEIVED FOR FILING  
Date 10/16/86  
By Boyle



# PETITIONER'S EXHIBIT 6

IN RE: PETITION FOR SPECIAL HEARING \* ZONING COMMISSIONER  
SW/C Yorkway and Leeway \* OF  
(2532 and 2534 Yorkway) \*  
12th Election District \* BALTIMORE COUNTY  
7th Councilmanic \*  
BRIJDEO SHIVNARAIN, \*  
DANIEL ABBOTT, et al \* Case No. 89-103-SPH  
Petitioners \*\*\*\*\*

## AFFIDAVIT

I, Marge Capecci, hereby certify that I am over 18 years of age and competent to testify as follows:

1. I first lived at 2526 Yorkway in 1945 and lived there for approximately two (2) years. We attempted to purchase but were unable to do so and instead rented the property. We then moved to 6918 Homeway, very nearby to this apartment neighborhood, and continued to frequent the Yorkway area to visit family and friends over the course of the next forty (40) years up to the present.

2. I specifically recall the property known as 2534 Yorkway, an end of group, in that same originally contained four (4) apartment dwelling units with a sales office in the basement, which in 1946 or shortly thereafter, was converted to a fifth apartment dwelling unit in the basement.

3. I specifically recall my children playing with the children of families who lived in that basement apartment at 2534 Yorkway, and can state that I have frequently visited Yorkway

area and these particular buildings between 1946 and the present and can state that same have been continuously rented and occupied with the exception of only partial and temporary vacant normal and customary to multi-family rentals, up through present time.

4. To the extent that I may testified to further matters not contained herein at an open hearing on September 1988 before the Deputy Zoning Commissioner for Baltimore County testimony would be the same as the testimony offered that day and I specifically reaffirm, restate, and incorporate my testimony from that day into this Affidavit.

I SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES PERJURY AND UPON MY PERSONAL KNOWLEDGE THAT THE MATTERS AND FACTS STATED HEREIN ARE TRUE.

Dated: November 3, 1988

Marge Capecci  
6819 Homeway Avenue  
Dundalk, Maryland 21222

WITNESS: [Signature]

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IN RE: PETITION FOR SPECIAL HEARING \* ZONING COMMISSIONER  
SW/C Yorkway and Leeway \* OF  
(2532 and 2534 Yorkway) \*  
12th Election District \* BALTIMORE COUNTY  
7th Councilmanic \*  
BRIJDEO SHIVNARAIN, \*  
DANIEL ABBOTT, et al \* Case No. 89-103-SPH  
Petitioners \*\*\*\*\*

## AFFIDAVIT

I, Nancy Capecci, hereby certify that I am over 18 years of age and competent to testify as follows:

1. I first purchased 2528 Yorkway in 1946 and lived there from 1947 through 1962. I continued to own that property until 1985, but rented it between 1962 and 1985. I reacquired the property in 1987.

2. During the entire period of time that I lived at 2528 Yorkway, as well as the period that I was visiting the property on a weekly and sometimes a daily basis in my capacity as a landlord, the property known as 2534 Yorkway consisted of five (5) apartment dwelling units. When we first moved in, it was 4 (four) apartment units with a sales/rental office down in the basement, but that office was converted to an apartment shortly after we moved in, and definitely prior to 1954.

# PETITIONER'S EXHIBIT 4

All of the buildings in that entire area, where I have lived and frequented since 1946, including 2534 Yorkway, have been continuously rented and occupied with the exception of only partial and temporary vacancies normal and customary to multi-family rentals, up through the present time.

4. To the extent that I may have testified to further matters not contained herein at an open hearing on September 29, 1988 before the Deputy Zoning Commissioner for Baltimore County, my testimony would be the same as the testimony offered that day, and I specifically reaffirm, restate, and incorporate my testimony from that day into this Affidavit.

I SOLEMNLY DECLARE AND AFFIRM UNDER THE PENALTIES OF PERJURY AND UPON MY PERSONAL KNOWLEDGE THAT THE MATTERS AND FACTS STATED HEREIN ARE TRUE.

Dated: 11/7/88

Nancy Capecci  
Sunberry Road  
Baltimore, Maryland 21222

WITNESS: [Signature]

- 2 -

APPLICATION FOR PERMIT  
BALTIMORE COUNTY MARYLAND  
OFFICE OF THE BUILDING ENGINEER  
TOWSON, MARYLAND 21204

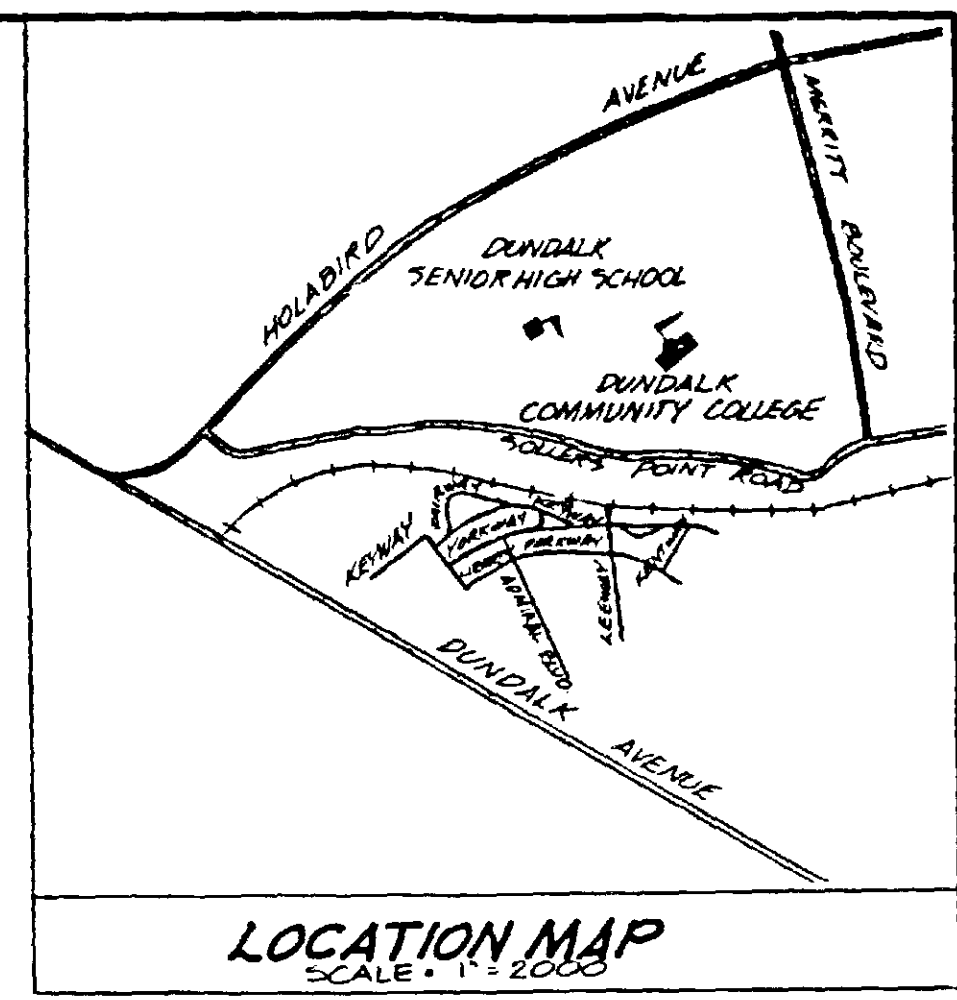
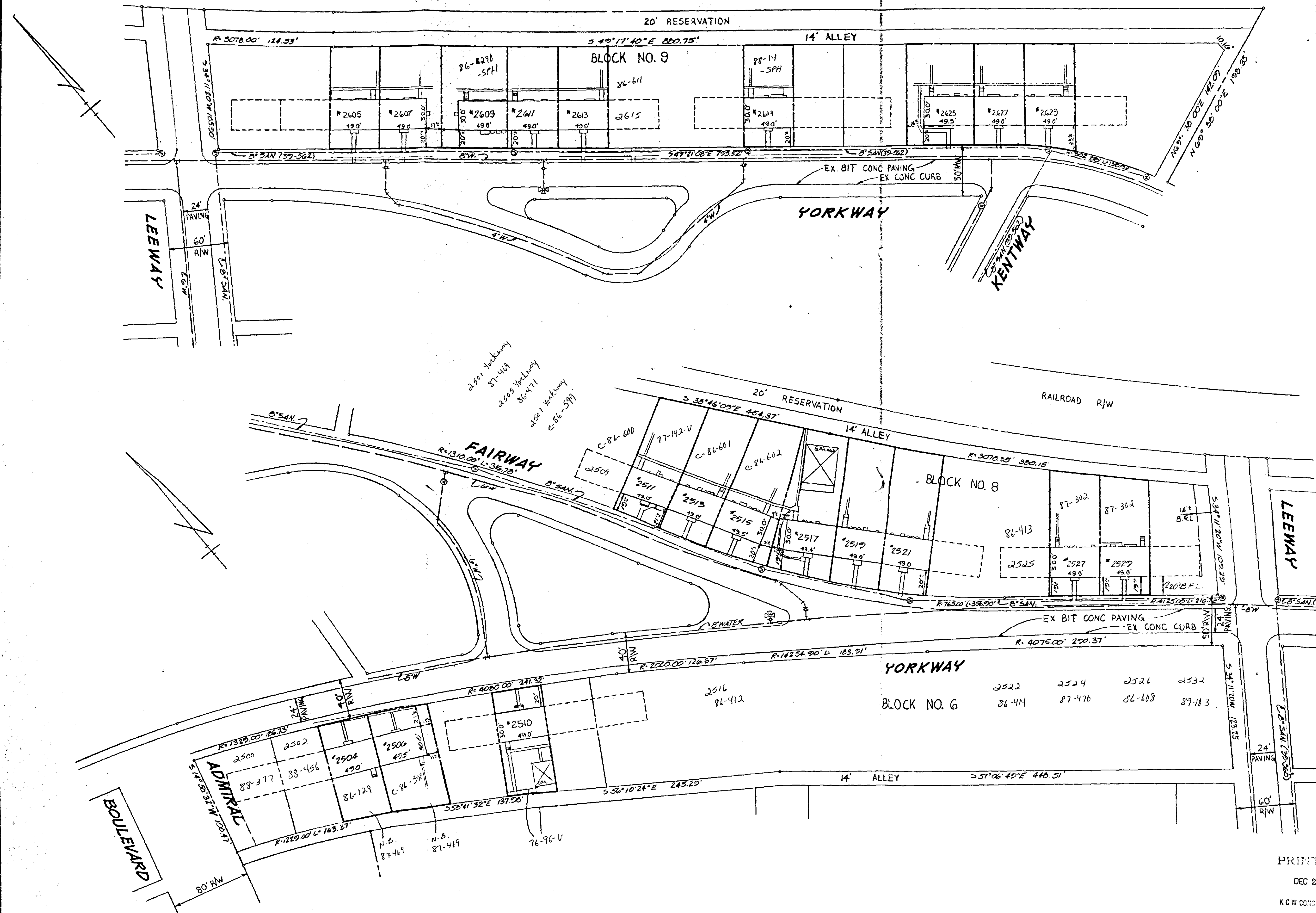
Building Address: 2515 Yorkway  
Owners Name: Jack Paul Acabator  
Mailing Address: 250 Centerville Road, Warwick, R.I. 02886

115 NEW ST  
4th Floor  
190-39  
Manatee & Associates LTD 2555 N. 1st St  
Ronald Grubicki 773 Charlesmont Road 21222  
Niles Vukobrat 450 N. 1st St. 21204

**A. TYPE OF IMPROVEMENT**  
1. NEW BUILDING ☒ 2. ADDITION ☒ 3. ALTERATION ☒ 4. REPAIR ☒ 5. REMOVAL ☐ 6. OTHER ☐ 7. CONVERSION ☐ 8. RECONSTRUCTION ☐ 9. REPAIR ☐ 10. REPAIR ☐ 11. REPAIR ☐ 12. REPAIR ☐ 13. REPAIR ☐ 14. REPAIR ☐ 15. REPAIR ☐ 16. REPAIR ☐ 17. REPAIR ☐ 18. REPAIR ☐ 19. REPAIR ☐ 20. REPAIR ☐ 21. REPAIR ☐ 22. REPAIR ☐ 23. REPAIR ☐ 24. REPAIR ☐ 25. REPAIR ☐ 26. REPAIR ☐ 27. REPAIR ☐ 28. REPAIR ☐ 29. REPAIR ☐ 30. REPAIR ☐ 31. REPAIR ☐ 32. REPAIR ☐ 33. REPAIR ☐ 34. REPAIR ☐ 35. REPAIR ☐ 36. REPAIR ☐ 37. REPAIR ☐ 38. REPAIR ☐ 39. REPAIR ☐ 40. REPAIR ☐ 41. REPAIR ☐ 42. REPAIR ☐ 43. REPAIR ☐ 44. REPAIR ☐ 45. REPAIR ☐ 46. REPAIR ☐ 47. REPAIR ☐ 48. REPAIR ☐ 49. REPAIR ☐ 50. REPAIR ☐ 51. REPAIR ☐ 52. REPAIR ☐ 53. REPAIR ☐ 54. REPAIR ☐ 55. REPAIR ☐ 56. REPAIR ☐ 57. REPAIR ☐ 58. REPAIR ☐ 59. REPAIR ☐ 60. REPAIR ☐ 61. REPAIR ☐ 62. REPAIR ☐ 63. REPAIR ☐ 64. REPAIR ☐ 65. REPAIR ☐ 66. REPAIR ☐ 67. REPAIR ☐ 68. REPAIR ☐ 69. REPAIR ☐ 70. REPAIR ☐ 71. REPAIR ☐ 72. REPAIR ☐ 73. REPAIR ☐ 74. REPAIR ☐ 75. REPAIR ☐ 76. 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PLAT NO.4 OF "DUNCALK"  
C.W.B., JR. 12, FOLIO 63



- SITE DATA**
- EXISTING ZONING D.R. 10.5
  - PROPOSED ZONING D.R. 10.5
  - ALL BUILDINGS SHOWN HEREON ARE EXISTING 2-STORY BRICK APARTMENT BUILDINGS CONTAINING 4-1, BEDROOM UNITS EACH.
  - PUBLIC WATER AND SANITARY SEWER PRESENTLY SERVE THIS SITE
  - OFF-STREET PARKING REQUIRED:  
60-2 BR UNITS x 1.25 = 75  
20-1 BR UNITS x 1.25 = 25  
100 PARKING SPACES
- OFF-STREET PARKING PROVIDED: 0 PARKING SPACES

ADDRESS	OWNER	DEED REFERENCE	ACC. #
*2504 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-12-061010
*2506 YORKWAY	NATHAN J. WINSLOW ALICE E. WINSLOW	EHK JR 6538-412	12-08-004230
*2510 YORKWAY	GRIFFITH H. DAVIS	OTG 5280-112	12-10-25250
*2511 YORKWAY	CARL J. VERSTANDIG DENISE VERSTANDIG	EHK JR 6900-206	12-08-056200
*2513 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043440
*2515 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-08-002842
*2517 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043441
*2519 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043442
*2521 YORKWAY	RONALD T. GAJEWSKI ROSEMARY C. GAJEWSKI	EHK JR 6873-534	12-13-043443
2527 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-18-049050
2529 YORKWAY	YORKWAY PARTNERSHIP	EHK JR 6361-394	12-02-073350
*2605 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7117-127	12-11-047661
*2607 YORKWAY	LOUIS PUGLESE MARY JOAN PUGLESE	EHK JR 7105-391	12-01-069120
2609 YORKWAY	JOSEPH R. KAPICHAP	SM 7572 - 350	12-11-001230
*2611 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-248	12-01-074432
*2613 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-257	12-01-074431
*2619 YORKWAY	JOSEPH R. KAPICHAP	SM 7526-244	12-11-047740
*2625 YORKWAY	NATHAN J. WINSLOW ALICE C. WINSLOW	EHK JR 6052-263	12-18-049053
*2627 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6826-204	12-18-049570
*2629 YORKWAY	MICHAEL KOZLOWSKI ELIZABETH KOZLOWSKI GLENN WILLIAM DAVIS JOHN JOSEPH DAVIS	EHK JR 6726-204	12-18-049111

PRINTED  
DEC 27 1988  
KCW CONSULTANTS, INC.

**PETITIONER'S  
EXHIBIT 1**  
\* PLAT TO ACCOMPANY PETITION  
FOR SPECIAL HEARING

**KCW Consultants, Inc.**  
Civil Engineers and Land Surveyors  
1777 Reisterstown Road  
Commercentre, Suite 175  
Baltimore, Maryland 21208  
(301) 484-0963

**DEVELOPER:**  
LANDEX CORPORATION  
250 CENTERVILLE RD. BLDG. F  
WARWICK, RHODE ISLAND 02886  
ATTN: MS. JUDITH SIEGEL  
(401) 732-5430

**SITE PLAN**  
**YORK PARK**  
12<sup>TH</sup> ELECTION DISTRICT  
BALTIMORE COUNTY, MARYLAND  
SCALE: 1"=50' OCTOBER 20, 1988 DWG. G-1

REVISED FRONT SETBACKS, 12/27/88  
FINAL SET, 12/6/88